



# Amended Infrastructure Charges Notice

Queensland Urban Utilities  
GPO Box 2765  
BRISBANE QLD 4001  
Phone: 07 3432 2200 or 13 26 57  
www.urbanutilities.com.au/  
development-services

This infrastructure charges notice is given to the Applicant by the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities).

The infrastructure charges notice is given in accordance with the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 and Sustainable Planning Act 2009. The levied charges in this notice are calculated in accordance with Queensland Urban Utilities Infrastructure Charges Schedule and the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

| Date of Notice | Notice Number | ICN Staged Ref | Application Reference No. |
|----------------|---------------|----------------|---------------------------|
| 14/08/2023     | 23-6197149    |                | A006197149                |

## Contact Details of Applicant

Owner

JDC Brothers Pty Ltd

Applicant Company Name

C/- Jeff Nicholls Town Planning Pty Ltd

Applicant Address 1

PO Box 830

Applicant Address 2

Coorparoo QLD 4151

## Land to which Levied Charge Applies

### Real Property Description

Real Property Description

Lot 134 on RP11228

### Property Address

Property Address

36 Mowbray Terrace East Brisbane QLD 4169

## Levied Charge

(Details of how levied charge is calculated are shown below)

|  |                   |
|--|-------------------|
| Current amount of the levied charge for the Sewerage Network     | \$2,188.78        |
| Current amount of the levied charge for the Water Supply Network | \$1,057.10        |
| <b>Total current amount of the levied charge</b>                 | <b>\$3,245.88</b> |

## Increase of Levied Charge

The levied charge is to be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), smoothed in accordance with the 3 year moving average percentage change in accordance with Queensland Urban Utilities' Infrastructure Charges Schedule and the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

## Payment date of Total Levied Charge Payable

The levied charge is payable in accordance with the timing stated in the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

## Making a Payment

This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.

Before paying the total levied charge you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. This request must be made to the Infrastructure Charges and Agreements Leader, Development Services Section by emailing [ICNEnquiries@urbanutilities.com.au](mailto:ICNEnquiries@urbanutilities.com.au). The Itemised Breakdown must be presented at the time of payment.

Payment can be made at Queensland Urban Utilities Business Centres at Level 2, 15 Green Square Close, Fortitude Valley, Brisbane.

A credit card surcharge may apply to credit card transactions for levied charges payments. For more information please refer to the Queensland Urban Utilities website: [www.urbanutilities.com.au](http://www.urbanutilities.com.au)

**Working out the Levied Charge (This is not an itemised breakdown for payment purposes.)**

**Levied Charge (LC)**

| Additional Demand Sewerage (ADs) | Additional Demand Water Supply (ADws) | Amount                   |
|----------------------------------|---------------------------------------|--------------------------|
| \$2,188.78                       | \$1,057.10                            | <u><u>\$3,245.88</u></u> |

**Connection Demand Sewerage (CDs)**

| Category                 | No. of Units | Measure                                      | Adopted | Amount                   |
|--------------------------|--------------|--|---------|--------------------------|
| Essential services       | 178.14       | Health care service<br>m <sup>2</sup> of GFA | \$28.22 | \$5,027.11               |
| Essential services       | 30.86        | Health care service<br>m <sup>2</sup> of GFA | \$28.22 | \$870.87                 |
| CDs = ACs x No. of Units |              |  |         | <u><u>\$5,897.98</u></u> |

**Demand Credit Sewerage (DCs)**

| Category                 | No. of Units | Measure                         | Adopted | Amount                   |
|--------------------------|--------------|---------------------------------|---------|--------------------------|
| Commercial (office)      | 132          | Office<br>m <sup>2</sup> of GFA | \$28.10 | \$3,709.20               |
| DCs = ACs x No. of Units |              |                                 |         | <u><u>\$3,709.20</u></u> |

**Additional Demand Sewerage (ADs)**

| Connection Demand Sewerage (CDs) | Demand Credit Sewerage (DCs) | Amount                   |
|----------------------------------|------------------------------|--------------------------|
| \$5,897.98                       | \$3,709.20                   | <u><u>\$2,188.78</u></u> |
| ADs = CDs - DCs                  |                              |                          |

**Connection Demand Water Supply (CDws)**

| Category                 | No. of Units | Measure                                      | Adopted | Amount                   |
|--------------------------|--------------|--|---------|--------------------------|
| Essential services       | 178.14       | Health care service<br>m <sup>2</sup> of GFA | \$13.90 | \$2,476.15               |
| Essential services       | 30.86        | Health care service<br>m <sup>2</sup> of GFA | \$13.90 | \$428.95                 |
| CDs = ACs x No. of Units |              |  |         | <u><u>\$2,905.10</u></u> |

**Demand Credit Water Supply (DCws)**

| Category                 | No. of Units | Measure                         | Adopted | Amount                   |
|--------------------------|--------------|---------------------------------|---------|--------------------------|
| Commercial (office)      | 132          | Office<br>m <sup>2</sup> of GFA | \$14.00 | \$1,848.00               |
| DCs = ACs x No. of Units |              |                                 |         | <u><u>\$1,848.00</u></u> |

**Additional Demand Water Supply (ADws)**

| Connection Demand Water Supply (CDws) | Demand Credit Water Supply (DCws) | Amount                   |
|---------------------------------------|-----------------------------------|--------------------------|
| \$2,905.10                            | \$1,848.00                        | <u><u>\$1,057.10</u></u> |
| ADws = CDws - DCws                    |                                   |                          |

## Right to apply for an internal review

Attached is an extract from the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 and an extract from the unamended Sustainable Planning Act 2009 that details your applicable internal review and appeal rights.

## Notes

## Information Notice

This notice provides information about our decision to give an infrastructure charges notice (ICN) associated with an approval to connect to our networks.

If your application to connect to our networks was lodged prior to 1 July 2014 but approved after 1 July 2014, your ICN will have been given under s755KB of the unamended Sustainable Planning Act 2009.

You may appeal our decision to give an ICN to the court or building and development committee. An appeal must be started within 20 business days after the day the notice is given.

Your right to appeal the ICN is stated in section 478 (appeal to the court) and section 535 (appeal to the building and development committee) of the unamended Sustainable Planning Act 2009. These sections are reproduced at the end of this information notice.

If your application to connect to our networks was lodged on or after 1 July 2014, your ICN will have been given under s99BRCI of the South East Queensland (Distribution and Retail Restructuring) Act 2009.

Should you wish to appeal the ICN, you must in the first instance, apply for an internal review pursuant to Chapter 4C, Part 4, Division 2 of the South East Queensland (Distribution and Retail Restructuring) Act 2009.

An application for an internal review must be made to Queensland Urban Utilities within 30 business days after the date stated on the ICN (Date of Notice).

The relevant provisions of the South East Queensland Water (Distribution and Retail Restructuring) Act 2009 are reproduced at the end of this information notice.

## Relevant sections of the unamended Sustainable Planning Act 2009

### **478 Appeals about particular charges for infrastructure**

(1) *This section applies to a person who has been given, and is dissatisfied with—*

- (a) *an infrastructure charges notice, regulated infrastructure charges notice or adopted infrastructure charges notice; or*
- (b) *a negotiated infrastructure charges notice, negotiated regulated infrastructure charges notice or negotiated adopted infrastructure charges notice.*

(2) *The person may appeal to the court against the notice.*

(3) *An appeal against a notice mentioned in subsection (1) must be started within 20 business days after the day the notice is given to the person.*

(4) *An appeal under this section may only be about—*

- (a) *whether a charge in the notice is so unreasonable that no reasonable relevant local government or State infrastructure provider could have imposed it; or*
- (b) *an error in the calculation of the charge.*

(5) *To remove any doubt, it is declared that an appeal under this section can not be about the methodology used to establish an adopted infrastructure charge or the charge in a relevant infrastructure charges schedule or regulated infrastructure charges schedule.*

### **535 Appeals about particular charges for infrastructure**

(1) *This section applies to a person who—*

- (a) *has been given—*
  - (i) *an infrastructure charges notice, regulated infrastructure charges notice or adopted infrastructure charges notice; or*
  - (ii) *a negotiated infrastructure charges notice, negotiated regulated infrastructure charges notice or negotiated adopted infrastructure charges notice; and*
- (b) *is dissatisfied with the calculation of a charge in the notice.*

(2) *The person may appeal to a building and development committee about an error in the calculation of the charge.*

(3) *An appeal about a notice mentioned in subsection (1)(a) must be started within 20 business days after the day the notice is given to the person.*

(4) *To remove any doubt, it is declared that an appeal under this section can not be about the methodology used to establish an adopted infrastructure charge or the charge in a relevant infrastructure charges schedule or regulated infrastructure charges schedule.*

INTERNAL REVIEW

**99BRAY Appeal process starts with internal review**

*An appeal of an original decision, other than an appeal against a compliance notice, must be, in the first instance, by way of an application for internal review.*

**99BRAZ Who may apply for review**

- (1) *An interested person for an original decision may apply for an internal review of the decision (an internal review application).*
- (2) *An internal review application may be made only to the chief executive officer of the relevant distributor-retailer (the reviewer).*

**99BRBA Requirements for making internal review application**

*An internal review application must be—*

- (a) *accompanied by a statement of the grounds on which the applicant seeks the review of the decision; and*
- (b) *supported by enough information to enable the reviewer to decide the application; and*
- (c) *made within 30 business days after the day -*
  - (i) *for a failure to decide or a deemed refusal of a conversion application - the relevant decision was required to be made; or*
  - (ii) *otherwise - the original decision is made.*

**99BRBC Notice of review decision**

- (1) *The reviewer must, within 5 business days after the review decision period ends, give the applicant notice of the review decision (a review notice).*
- (2) *The review notice must state the reasons for the review decision.*
- (3) *If the review decision is not the decision sought by the applicant, the notice must also state the applicant may, within 20 business days after the*
  - (a) *appeal against the decision to a development tribunal; or*
  - (b) *appeal against the decision to the Planning and Environment Court.*
- (4) *If the reviewer does not comply with subsection (1), the reviewer is taken to have made a decision confirming the original decision.*

APPEALS

**99BRBF Appeals about applications for connections—particular charges**

- (1) *This section applies to an applicant for a connection if—*
  - (a) *the applicant applied for internal review of a charge decision or a decision to give an infrastructure charges notice; and*
  - (b) *the review decision is not the decision sought by the applicant.*
- (2) *The applicant may appeal to a development tribunal about the review decision.*
- (3) *The appeal may be made only on 1 or more of the following grounds—*
  - (a) *the amount of the charge is so unreasonable that no reasonable distributor-retailer could have imposed the amount;*
  - (b) *the decision involved an error relating to the application of the relevant charge;*
  - (c) *if the decision is the giving of an infrastructure charges notice—*
    - (i) *the decision involved an error relating to—*
      - (A) *the working out, for section 99BRCJ, of additional demand; or*
      - (B) *an offset or refund; or*
    - (ii) *there was no decision about an offset or refund; or*
    - (iii) *if the infrastructure charges notice states a refund will be given—the timing for giving the refund.*
- (4) *To remove any doubt, it is declared that the appeal must not be about—*
  - (a) *the relevant charge itself; or*
  - (b) *for a decision about an offset or refund for an infrastructure charges notice—*
    - (i) *the establishment cost of infrastructure identified in the distributor-retailer's water netserv plan; or*
    - (ii) *the cost of infrastructure decided using the method included in the distributor-retailer's infrastructure charges schedule.*
- (5) *The appeal must be started within the standard appeal period.*

**99BRBO Appeals about applications for connections—particular charges**

- (1) *This section applies to an applicant for a connection if—*
  - (a) *the applicant applied for internal review of a charge decision or a decision to give an infrastructure charges notice; and*
  - (b) *the review decision is not the decision sought by the applicant.*
- (2) *The applicant may appeal against the review decision to the Planning and Environment Court.*
- (3) *An appeal under this section may be made only on 1 or more of the following grounds—*
  - (a) *the amount of the charge is so unreasonable that no reasonable distributor-retailer could have imposed the amount;*
  - (b) *the decision involved an error relating to the application of the relevant charge;*

- (c) *if the decision is the giving of an infrastructure charges notice—*
  - (i) *the decision involved an error relating to—*
    - (A) *the working out, for section 99BRCJ, of additional demand; or*
    - (B) *an offset or refund; or*
  - (ii) *there was no decision about an offset or refund; or*
  - (iii) *if the infrastructure charges notice states a refund will be given—the timing for giving the refund.*
- (4) *To remove any doubt, it is declared that the appeal must not be about—*
  - (a) *the relevant charge itself; or*
  - (b) *for a decision about an offset or refund for an infrastructure charges notice—*
    - (i) *the establishment cost of infrastructure identified in the distributor-retailer's water netserv plan; or*
    - (ii) *the cost of infrastructure decided using the method included in the distributor-retailer's infrastructure charges schedule.*
- (5) *The appeal must be started within the standard appeal period.*

**For further information on the infrastructure charges notice please email [ICNEnquiries@urbanutilities.com.au](mailto:ICNEnquiries@urbanutilities.com.au).**